



Tax Allocation District Advisory Committee

2022 Annual Report Out

March 2, 2023



What is TADAC?

The Atlanta City Council voted in 2004 to create the Atlanta BeltLine Tax Allocation District (TAD) to help fund the Atlanta BeltLine. The Atlanta BeltLine Tax Allocation District Advisory Committee (TADAC) was established in 2006 as a means of managing the TAD funding and to engage community members in providing:

- 1. Recommendations on the use of bond proceeds and TAD funds**
- 2. Recommendations on the effective and equitable implementation of the BeltLine**

Atlanta Planning and Advisory Board (APAB)

9 Vacancies (12 Appointments)

- Stephanie Flowers
- Don Penovi
- Coreen Dent

BeltLine Network

5 Vacancies (10 Appointments)

- Jared Evans
- Chris Koch
- Alex Trachtenberg
- David Mitchell
- Andrew Gorang

Atlanta City Council

0 Vacancies (6 Appointments)

- Lucy Bigham
- Doretta Hayes-Parker
- Mat Tainow
- Sagirah Jones
- Shan Shan Xie
- Joey Kline

Atlanta City Council President

0 Vacancies (1 Appointment)

- Jeffrey Martin

Mayor of Atlanta

0 Vacancies (1 Appointment)

- Phillippa Chadd

Atlanta Public Schools (APS)

1 Vacancies (2 Appointments)

- Nate Jester

Fulton County Board of Commissioners

7 Vacancies (10 Appointments)

- Gabriel Sterling
- M. Dawn Brockington-Shaw
- Retina Burton

TADAC Structure

Full TADAC Body:

4th Tuesday of every odd month*

Provide input and recommendations regarding the execution of the Atlanta BeltLine's TAD bonds, monitors the effective and equitable implementation, approves draft budget recommendations, and refers items to subcommittee's

Executive Committee:

2nd Tuesday of every odd month*

Develop meeting agendas, reports on subcommittee activities, reviews old and new business agenda items for discussion with full body

Finance Subcommittee:

4th Tuesday of every even month*

Provide recommendations on ABI's annual budget and use of funds from a variety of sources

Development Subcommittee:

4th Tuesday of every even month*

Provide recommendations on the effective and equitable implementation of the BeltLine based on metrics from various adopted plans

*Meeting dates/times are subject to change. Please refer to the meeting schedule for additional information.

<https://beltline.org/the-project/planning-and-community-engagement/tadac/>

2022 Development Subcommittee Goals

Goal 1

By the end of the calendar year, review and update the SIP performance report against the BeltLine project goals.

Goal 2

Monitor SIP procurement and approval, and engage with ABI and consultants to make recommendations, including how to better incorporate historic preservation, sustainability, and affordable housing practices.

Goal 3

Monitor and track More MARTA transit planning for BeltLine transit design and construction against city of Atlanta and BeltLine transit goals, and draft a recommendation letter in collaboration with ABI Senior Engineer for the proper use of TAD funds.

Goal 4

Provide a brief talking points summary of key work items coming out of each subcommittee meeting.

2022 Finance Subcommittee Goals

Goal 1

Take the lead on reviewing the draft ABI budget for the fiscal year 2023 and make recommendations to go to the full body for approval and send recommendation letter to ABI by May 5th.

Goal 2

By the end of the year, work with ABI CFO to refine and revise the presentation of ABI financial data to be more accessible, understandable, and presented in a consistent way for TADAC and community members to make recommendations on the allocation and expenditure of TAD funds.

Strategic Implementation Plan (SIP) Performance Report Update - Investment and Corridor

	To Be Accomplished by End of Period 1 (June 30, 2018) FY14-18 and Thru Four-Fifths of Period 2 (FY19-FY22) (June 30, 2022)	Dashboard (complete/on schedule, near, somewhat near, behind, far behind schedule)
Investment		
All Project Types	\$468 Million anticipated from TAD bonds prior to 2014. *	Approximately \$362 Million invested prior to the SIP (2006-2013), 77% of the amount anticipated to be available. **
	\$926 Million to be invested (Period 1, FY14-FY19)	Far Behind Schedule – approximately \$194 Million invested in CY14-18**21% of projected need
	\$1.43 Billion to be invested (FY19-FY22, includes \$903 Million for Transit)	Approximately \$140 Million invested in FY19-FY22**, 9.8% of projected need for those years or 27% not including transit
Corridor Control		
TRANSIT	22 miles	Somewhat Near Schedule – 17.6 miles, 80% of corridor***
TRAIL	22 miles	On Schedule – 9.3 miles delivered (42%) and another 3.7 miles (17%) under construction or shovel ready as of CY22**

Strategic Implementation Plan (SIP) Performance Report Update - Parks

Project Type		
PARK	Gordon White	Completed prior to SIP in 2008
PARK	D.H. Stanton Park	Completed prior to SIP in 2012
PARK	Boulevard Crossing, Phase 1	Completed prior to SIP in 2011
PARK	Historic Fourth Ward Park (HFWP)	Completed prior to SIP in 2011
PARK	HFWP Skate Park	Completed prior to SIP in 2012
PARK	Perkerson Park Splash Pad	Completed prior to SIP in 2012
PARK	Arthur Langford Skate Park	Completed in 2015
PARK	Boulevard Crossing (Phase II)	Far Behind Schedule – 3 phases behind, as of Sept. 2022 at ~80% design and 100% anticipated by end of CY22
PARK	Westside, Phase I	Completed – Phase 1, reservoir and approximately 50 acres opened by the City of Atlanta in Aug. 2021.
PARK	Murphy Crossing Greenspace	Far Behind Schedule – 3 phases behind, in active procurement for private redevelopment & greenspace
PARK	Enota	Far Behind Schedule - 3 phases behind, 100% of design complete, permitting and procurement for construction (pending identification of funding)
PARK	Westside, Phase II	Behind Schedule – 2 phases behind, to be developed by City of Atlanta
PARK	Maddox	Behind Schedule – 2 phases behind
PARK	Four Corners	Behind Schedule – 2 phases behind
PARK	Lang-Carson	Behind Schedule – 2 phases behind

Strategic Implementation Plan (SIP) Performance Report Update - Trails

TRAIL	West End Trail	Completed prior to SIP in 2010
TRAIL	Northside Trail	Completed prior to SIP in 2010
TRAIL	Eastside Trail	Completed prior to SIP in 2012
TRAIL	Southwest Connector	Completed prior to SIP in 2013
TRAIL	Northside Spur	Completed in 2015 by PATH Foundation (not in SIP)
TRAIL	Eastside Trail (South Extension)	Complete (Irwin - Kirkwood) – 2017 Complete (Kirkwood - Memorial) - 2018 Complete (Edgewood - DeKalb Ave) - 2019
TRAIL	Southeast Trail (now called Southside)	Partially Complete – Segment 6 (Bill Kennedy Way) opened Spring 2021, additional phases planned Complete - Segment 1 (SST West) opened Sept. 2021 Behind Schedule – 2 phases behind, Segments 2-3 Somewhat Near Schedule - Segs 4-5, 1 phase behind
TRAIL	Eastside Trail North (now called Northeast) 3 Segments & 4 Connectors	Complete – Segment 2 Phase 1, opened April 2021 On Schedule – Segment 2 Phase 2, under construction Somewhat Near Schedule – Seg. 1 – 1 Phase behind Behind Schedule – Segment 3 & its Connectors – 2 phases behind
TRAIL	Northside Trail (extension) now called the Northwest Trail Eastern Area	Somewhat Near Schedule - Segments 1 & 2, 1 phase behind
TRAIL	Westside Trail North, now called Northwest Trail Western Area	Ahead of schedule - Segments 3, 4, and 5, 1 phase ahead

Strategic Implementation Plan (SIP) Performance Report Update - Transit

TRANSIT	BeltLine West	More than Far Behind Schedule – 3 phases behind, partial local funding and decisions through More MARTA as of 2017
TRANSIT	BeltLine East	More than Far Behind Schedule – 3 phases behind, full local funding and decisions through More MARTA as of 2017
TRANSIT	BeltLine Southeast (now called Southside)	More than Far Behind Schedule – 3 phases behind, partial local funding and decisions through More MARTA as of 2017
TRANSIT	BeltLine Northeast	More than Far Behind Schedule – 3 phases behind, local funding and decisions through More MARTA as of 2017
TRANSIT	BeltLine Northwest	More than Far Behind Schedule – no funding through More MARTA as of 2017****

Strategic Implementation Plan (SIP) Performance Report Update - Action Plans

Action Plans		
	Affordable Housing	Complete – Integrated Action Plan for Economic Development, Housing & Real Estate Complete – ABI Affordable Housing Working Group Final Report August 2018
	Sustainability	Complete – Not yet published
	Economic Development	Complete – Integrated Action Plan for Economic Development, Housing & Real Estate
	Unified Master Plan	Complete – Unified Plan 2017

Strategic Implementation Plan (SIP) Performance Report Update - Other Targets

Other Targets (not in SIP phases with goals)		
	Cumulative Greenspace Projects	Behind Schedule – 407 of 1,300-acre target**, 31% during 68% of project
	Brownfield Remediation	Behind Schedule – 396 of 1,100 acre target**, 36% during 68% of project, not reported since 2018
	Permanent Jobs	Somewhat Near Schedule – 24,200 of 50,000 target**, 48% during 68% of project (target raised from 30,000 in 2021 due to the SSD)
	Construction Jobs	Ahead of Schedule – 58,100 of 48,000 target**, 121% during 68% of project
	Economic Development	Ahead of Schedule – \$8.3 billion of \$10B target** 83% during 68% of project
	Housing Development in TAD	On Schedule – 14,500 (2017 data) of 28,000 target**, 51.8% during 52% of project, not reported since 2018
	Affordable Units in TAD (6,500 acres)	Somewhat Near Schedule – 3,148 of 5,600 target*****, 56.2% during 68% of project
	Affordable Units in Planning Area & TAD (15,000 acres)	No target set – 4,433*****

TADAC Review & Recommendations of ABI FY23 Draft Budget (1 of 2)

- **Confirmed the draft budget supports the SIP, IAP, and completing the 22 miles of trails by 2030 - but TADAC is concerned about limited progress on the NW corridor and would like to see additional funds allocated to real estate acquisition there**
 - ABI Response: Draft budget includes complete design and initial construction costs of the NW corridor. Since the budget presentation to TADAC, survey work began (segments 1, 3 and 5) and Cox Foundation committed to a \$30M donation across the next 5 years (\$20M dedicated to NW corridor).
- **Appreciated TAD cash projections but asked for TAD Increment Trend information indicating the amount in a year's budget, the previous year's estimate, actual amount realized, and all previous years' actual TAD amounts**
 - ABI Response: Provided additional information via a slide
- **Noted recent progress in affordable housing, with 366 affordable housing closings in 2021 exceeding average annual goal - but recommended increasing the Housing Policy & Development budget by \$6.M4**
 - ABI Response: 25% of the TAD budget is allocated to Affordable Housing. Amount is full utilization of accumulated excess required, plus additional amount ABI voluntarily allocated. Each year ABI will continue to consider increasing the allocation.
- **Pleased with 47.4% increase in Economic Development budget and that issue of small business displacement is considered**
 - ABI Response: Note that the Small Business Solutions Office and the Beltline Marketplace (items in the FY23 Budget) are examples that will activate information and experiences to lead ABI to specific small business anti-displacement initiatives

TADAC Review & Recommendations of ABI FY23 Draft Budget (2 of 2)

- **Noted Equity & Inclusion has only a 0.5% increase and would like to see category match ABI's public emphasis on this - including defining and using a set of equity metrics from BeltLine Data Explorer in budget decision process**
 - ABI Response: This area spans across the entire organization. It cannot be effectively measured by quantitative budget spend figures. Appreciate TADAC noticing this area and making a recommendation. ABI will be analyzing the explorer tool metrics, which will flow to the budget preparation process.
- **Dissatisfied that this budget does not support construction of Enota Park or Phase II of Boulevard Crossing Park and looks forward to future budgets covering these initiatives**
 - ABI Response: Atlanta BeltLine Partnership and ABI have continuous conversations with philanthropic community on funding for these parks. Will be strategically considering core commitments - trail completion, affordable housing, economic development - to work towards defining timing for parks construction.
- **Recommended that ABI incorporate \$250K toward a budget for historic preservation**
 - ABI Response: Construction of the BeltLine is on land that does not contain structures, so historic preservation is not related to the construction that ABI manages. Also TAD proceeds cannot be used for costs not associated with construction of the BeltLine or its other governing document missions.
- **Recommends that the ABI CFO also present the June Consolidated Balance Sheet to TADAC and provide data on the multi-year costs of Parks & Trails and Transportation projects and percentage completed**
 - ABI Response: Have noted to begin providing this information directly to TADAC

2023 Finance Subcommittee Goals

1. Take the lead on reviewing the draft ABI budget for the fiscal year 2024 and make recommendations to go to the full body for approval and send recommendations letter to the ABI CFO by TBD date prior to ABI Board review of the draft fiscal year 2024 budget.
 - Make recommendations on the use of TAD funds.
 - Work with the ABI CFO to refine and revise the presentation of ABI financial data to be more accessible, understandable, and presentable, for both TADAC and the members of the community to easily understand and make recommendations on the allocation and expenditure of TAD funds.
 - Verify which TADAC recommendations from the previous fiscal year (2023) have been implemented.
2. Receive and review a report-out presentation from the ABI CFO on the 2022 ABI Financial Report expenditures in advance of reviewing the fiscal year 2024 draft budget during a scheduled Finance Subcommittee Meeting.
3. Monitor, discuss, and report out to TADAC on news and new information with relevance and impact on the BeltLine TAD.

2023 Development Subcommittee Goals

1. By the end of the calendar year, review and update the SIP performance report against the BeltLine project goals.
2. Participate in the SIP Update process as members of the Stakeholder Advisory Committee (SAC) and engage with ABI and consultants to make recommendations, including how to better incorporate equity, historic preservation, sustainability, and affordable housing practices.
3. Encourage engagement and coordination between MARTA, ABI, City of Atlanta Department of Transportation (ATLDOT), and TADAC Appointing Bodies to expedite the Streetcar East Planning, Engineering, Procurement, and Construction schedule by drafting and submitting a recommendations letter to aforementioned bodies.
4. Increase our interactions with the BeltLine Affordable Housing Advisory Board (BAHAB) by sending a Development Subcommittee member representative and reviewing their meeting notes for greater awareness and connectivity.